

Wanaka Community Board
11 May 2017

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 11 May 2017 beginning at 10am

Present:

Ms Rachel Brown (Chair), Ms Ruth Harrison, Mr Quentin Smith and Mr Ed Taylor

In attendance:

Mr Tony Avery (General Manager, Planning and Development), Mr Blake Hoger (Property Advisor, APL Property Ltd), Mr Rob Darby (Senior Project Manager, Property and Infrastructure) and Ms Jane Robertson (Senior Governance Advisor); 6 members of the public and 3 members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

Apologies were received from Councillor MacLeod and Councillor McRobie.

Ms Harrison sought a leave of absence from 1 August to 8 September 2017.

On the motion of Mr Smith and Mr Taylor the Wanaka Community Board resolved that the apologies be accepted and request for leave of absence be granted.

Public Forum

1. Luna Leppi, Boaboa Food Company

Mr Leppi advised that he was the owner/operator of the Boaboa Food Company and his application to place table and chairs outside his takeaway business in Ardmore Street was an agenda item. He noted that if the Board had concerns about whether the proposal could work, he was open to considering other options. He advised that an alternative idea was a bar leaner backing up to the existing rubbish bins and lamp post.

2. Chris Walsh

Mr Walsh stated he was the owner of the shop 'Base Streetwear' in Wanaka. His shop was adjacent to two Spark phone boxes and whilst the phone boxes had been necessary before the mass use of mobile phones, their main use now was the free Wi-Fi provided from them. People wanting to use the Wi-Fi, many of whom were international visitors, congregated on the street in front of his shop, sitting on the footpath and in the shop's entrance way. At times there could be as

many as 10-20 people in front of the shop which had a number of negative impacts, principally obstructing the shop's doorway and windows, intimidating customers and being a trip hazard. He had failed to reach anyone at Spark and concluded that they were not interested in helping. Barriers would not look good and created bad impression, it was difficult to ask people to leave and the provision of seating would only encourage people to stay. He felt the only alternative was to move the boxes to another location, suggesting that the grassed area beside Bullock Creek would be a good option or near a backpaker's. He asked for the Council's help to facilitate the relocation of the phone boxes.

3. Cheryl Taylor and Bryan Lloyd, Wanaka Arts Centre Trust

Mrs Taylor spoke on behalf of the Trust, stating that she supported the recommendation in the agenda report on the renewal of the Trust's lease. She noted that the Trust sought to offer affordable lease rates to groups and people with an arts or education focus and it had a waiting list for people wanting to use the facility. The Trust had also improved the building by installing a heat pump and putting in new carpet and curtains.

Mr Lloyd asked why Council approval was needed every time there was a change of tenant. He believed that no thought had been given to the logistics of this condition and it would also mean additional cost to the Council. Mrs Taylor stated that to date, the Council had never chased up any of the Trust's lessees and it currently had 11 lessees, comprising one group and 10 individuals. Ms Harrison questioned whether such a condition was to identify leases to commercial entities, such as professional music teachers.

Declarations of Conflicts of Interest

No declarations were made.

Confirmation of Agenda

On the motion of Ms Brown and Mr Smith the Wanaka Community Board resolved to adopt the agenda as prepared but bring forward items 2 and 3 in the meeting.

Confirmation of Minutes

On the motion of Mr Smith and Ms Harrison the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 30 March 2017 be confirmed as a true and correct record.

2. New Lease for Wanaka Arts Centre Trust

A report from Joanne Conroy (Property Advisor, APL Property Ltd) considered the renewal of the lease to the Wanaka Arts Centre Trust to occupy the Council owned building located at 17-19 Brownston Street. The report noted that the building had a limited useful life and whilst there was no known

alternative use for the building at this stage, the land upon which it was located was part of a site including the library and Lake Wanaka Centre and could be used for a wide variety of purposes if the site were to be redeveloped. In light of these considerations, the report recommended that a short-term lease of three years be granted subject to conditions, with right of renewal at Council's discretion for a further three years. The report noted that this would allow the Wanaka Arts Centre Trust to continue in the immediate future but also to plan for a future relocation.

This report and that following were presented by Mr Hoger.

Mr Hoger stated that the condition requiring subleases to have the Council's (the Lessor's) approval was a new clause that was now standard in all leases. It was not prompted by any concern that the Wanaka Arts Centre Trust's rooms were being used inappropriately.

Mr Smith suggested that the condition could be removed in light of the Trust's history and the service it provided, especially as teaching music had a wider community benefit. Mr Hoger warned against removing the clause as it served to provide extra control if there was an operator that the Council did not like.

Mr Taylor did not support removing the clause as without it, there was nothing stopping the Trust from leasing the building to a commercial entity. Mr Smith noted that such matters were probably limited by the Trust's constitution.

Ms Harrison favoured either removing the clause or amending the recommendation to place some parameters around the subleasing circumstances in which the Council could intervene.

Mr Hoger stated that he was happy to obtain legal advice about how the clause could be amended to specify in what cases the Council would have the right to approve subleases.

The Board agreed to support the motion as printed in the agenda report subject to the Chair approving a new clause for when subleases would require Council approval.

On the motion of Mr Smith and Mr Taylor it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Recommend to Council that a new lease be granted to Wanaka Art Centre Trust for the building they occupy on Lot 1 DP 25900, Block XII Town of Wanaka subject to the following terms and conditions:**

Commencement	1 July 2017
Term	3 Years
Renewals	A further 3 years at Council's absolute discretion.

Rent	Pursuant to Community Facility Funding Policy
Reviews	At renewal or if the Funding Policy is reviewed
Termination Use	With 12 months' notice
	Visual and performing arts, craft, education, community groups and associated activities
Subleases	Lessor's Approval required for subletting/occupation for purposes not consistent with the purpose of the Trust
Assignment	Not permitted

3. Licence to Place Tables & Chairs in a Public Space – Boaboa Food Company

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application from the Boaboa Food Company for a Licence to Place Tables and Chairs (two steel framed tables with two bench seats affixed on either side) on an area of road reserve on Ardmore Street, Wanaka. Although the proposal did not comply with one section of the policy, namely, that no chair will back onto the road with less than 800mm clearance, this was acceptable as the bench seats were affixed to the table and there was no risk of a diner standing up and pushing the seat into traffic. Accordingly, the report recommended that a licence be granted, subject to standard conditions.

Mr Hoger noted that the suggestion made during the public forum of a bar leaner would fit within the policy, although he pointed out that what was assessed in the report was also deemed to fit.

Mr Smith commented that there was pedestrian congestion in the area, with the number of business doorways in the area meaning that there were always people coming and going which created a narrowed feeling. He expressed concern that approving the proposal presented in the agenda report would accentuate existing congestion.

There was discussion about adjusting the position of the present proposal to address the space concerns. The Chair stated that in light of the lakefront development plan for the area it was preferable to approve a tables and chairs proposal that complied completely with policy. Ms Harrison agreed that the area was congested and a bar leaner would provide greater flexibility.

Following further discussion it was agreed to ask the applicant to provide a new table and chairs design that would provide more pedestrian space than allowed for with the current design and to allow the Principal Resource Management Engineer to approve this.

On the motion of Mr Smith and Ms Brown it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Agree to grant a Licence to Boaboa Food Company to enable them to place tables and chairs on Ardmore Street Road Reserve in accordance with the Tables and Chairs in Public Space Policy of 2006, subject to an amended design being approved by the Principal Resource Management Engineer; and**
- 3. Delegate signing authority for the licence to the Principal Resource Management Engineer.**

The meeting returned to the order of the printed agenda.

1. Wanaka Electric Vehicle Fast Charging Stations

A report from Rob Darby (Project Manager) assessed an application for Chargenet Ltd for a Licence to Occupy Road Reserve in Ardmore Street in order to establish the first electric vehicle fast charging station in Wanaka. The report recommended that approval be given for a fast charging station adjacent to 38 and 42 Ardmore Street, subject to conditions.

The report was presented by Mr Darby.

Mr Darby advised that a national standard for signage of charging stations had been gazetted by NZTA. He confirmed that the spaces would only be available for use by electric cars when they were charging and would be P60, consistent with the parking restriction elsewhere in the street. He acknowledged that use of these spaces for electric car charging stations would result in the loss of two car parks for conventional vehicles but enforcement of use of the carparks for electric car charging was unlikely to occur until a nationwide charging network was available.

Mr Darby observed that use of a high profile site in Wanaka was in order to highlight the benefits of using electric vehicles. In addition, whilst charging stations were usually located in off-street carparks, there was not enough room to accommodate a charging station in the supermarket carpark in Wanaka.

Mr Darby advised that budget provision of \$10,000 had been made for signage, road painting and some CCTV to monitor the charging station to record usage and any vandalism.

Ms Brown expressed concern about the potential for a negative response to the Council taking away two general carparks. There was further discussion about the future of the former Fire Station on the opposite side of Ardmore Street. It was noted that there was an existing vehicle crossing which was no longer used and prevented carparks from being established on the road.

Mr Darby advised that the Fire Service still owned the building and had a compliant vehicle crossing which would remain as a crossing whilst the building was in the Fire Service's ownership. Once sold, the new owner could also apply to retain the vehicle crossing if access was needed for the building's new use. If the new ownership clearly had no need for the vehicle crossing, only at that point would Council have the right to replace the dropped kerb.

Mr Smith thanked Mr Darby for his work. He supported the provision of a charging station as he considered that it indicated the Council's position on the use of fossil fuel. Ms Brown agreed that the key issue was not the loss of two carparks but the statement of support for new technology. She hoped eventually to see more carparks on the south side of Ardmore Street. Mr Taylor believed that the provision of such facilities should be driven by a commercial entity rather than the Council as the technology was evolving very rapidly.

On the motion of Mr Smith and Ms Harrison it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Approve a licence to occupy (LTO) for Chargenet Ltd to install, operate and maintain electric vehicle (EV) fast charging stations subject to the following conditions:**
 - a. The structure must not compromise roading or services maintenance activities;**
 - b. Ongoing maintenance of the structure is to be the responsibility of the Licensee along with any damage that may occur to the road reserve as a result of the structure;**
 - c. A fee may be applicable for the use of this area in the future following implementation of a proposed Council Licence to Occupy Policy. Any future fee if applicable will be required to be paid or the area shall be vacated;**
 - d. Any other requirements of the future Licence to Occupy Policy are to be adhered to;**
 - e. Located on the Ardmore Street build-out adjacent to the internal boundary between 38 and 42 Ardmore Street;**
 - f. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers; and**
 - g. Licence to be for an initial term of 5 years.**
- 3. Delegate signing authority to the General Manager Property and Infrastructure;**

4. Authorise the General Manager Property and Infrastructure to reallocate \$10,000 of uncommitted Wanaka unsubsidised transportation budget to a new project to facilitate EV fast charging station installation;
5. Note that legalisation of new electric vehicle parking signage, its implementation and enforcement and amendments to existing parking restrictions will be the subject of a review of the current parking by-law and a separate report to the Board; and
6. Note that this report does not prescribe or predict the outcomes of the overarching Wanaka town centre strategy, or other strategies or policies, in terms of promotion, facilitation and implementation of electric vehicles and the infrastructure supporting them.

4. Wanaka Chair's Report

A report from the Chair updated the Board on the following matters:

- Final resolution of application for Licence to Occupy 42-50 Brownston Street
- Council resolution on Wanaka Airport Governance Options
- Notice of Intention to Grant Licence Over Parts of Recreation Reserve Glendhu Adventure Ltd and Notice of Intention to Grant Extension of Lease Over Recreation Reserve Pisa Alpine Charitable Trust
- New Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat and Faulks Terrace Recreation Reserves
- Annual Plan Drop-in Sessions
- Wanaka Community Pool
- Projects Summary – Property and Infrastructure; Parks and Reserves

It was agreed that the Chair's next report should include the concerns raised in the Public Forum about the location of the Spark telephone boxes outside Base Streetwear to enable the Board to consider ways in which the Council might assist.

Community reports

- Mr Smith advised that he was working with Council staff on a 'Spectacle of Sport' event involving the Upper Clutha sports community that was planned to take place at the Wanaka Recreation Centre in September.
- Ms Harrison advised that the Cardrona community's main concerns were about three waters service provision in the future and they were watching the outcome of the Mt Cardrona Station plan change with interest.
- The sign 'Welcome to Albert Town' was still not in place because the community was addressing liability insurance and consent costs. Jan Maxwell was assisting, but for future projects of this type it had become

clear that communities needed to be fully aware of all the processes and cost implications.

- Mr Smith noted that applications for the 2017/18 Events Funding Cycle had just closed and although he had tried to encourage some applications he was concerned about the lack of qualifying events submitted from the Wanaka area.
- There were some concerns about the number of commercial operators using the toilet on Ruby Island and it agreed that achieving a reasonable balance of use needed to be discussed further with the parks team.
- The Chair noted that funding was available to develop a track between Hawea Flat and the Hawea River Track, however this was contingent upon the Council signing the Hawea unformed roads agreement. Mr Darby undertook to follow up on where the agreement was at.
- The Hawea Community Association had expressed concern about how busy Domain Road was becoming.
- It was noted that the reporting and liaison responsibilities previously held by Ella Lawton had been divided amongst the existing members until there was a new member on the board.

On the motion of Ms Brown and Mr Taylor it was resolved that the Wanaka Community Board note the contents of this report.

The meeting concluded at 11.26am.

Confirmed as a true and correct record:

Chairperson

22 June 2017